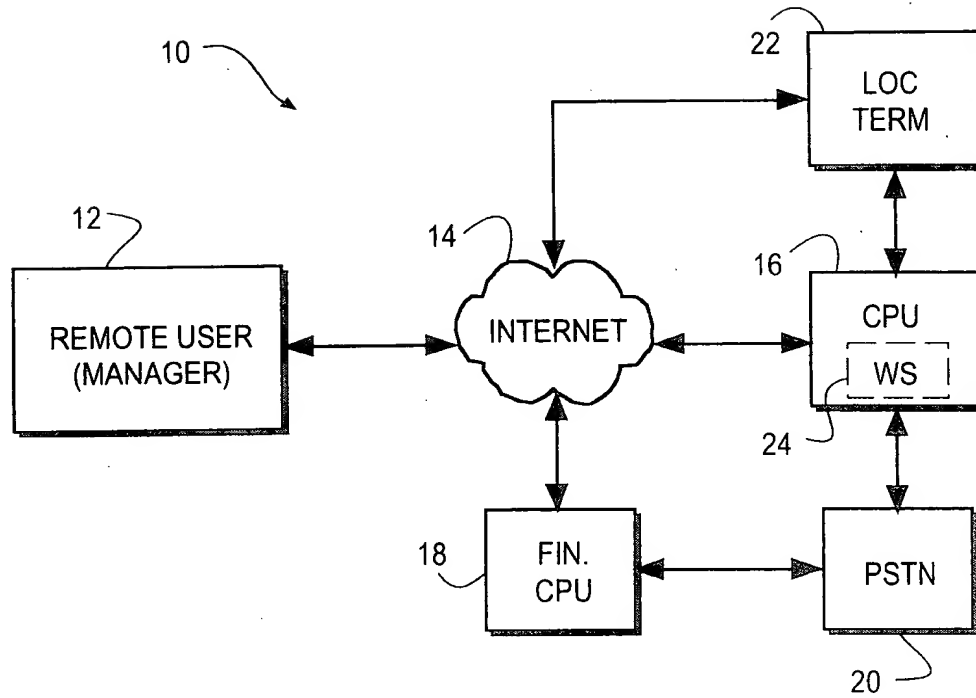


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FIG. 1



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FIG. 2

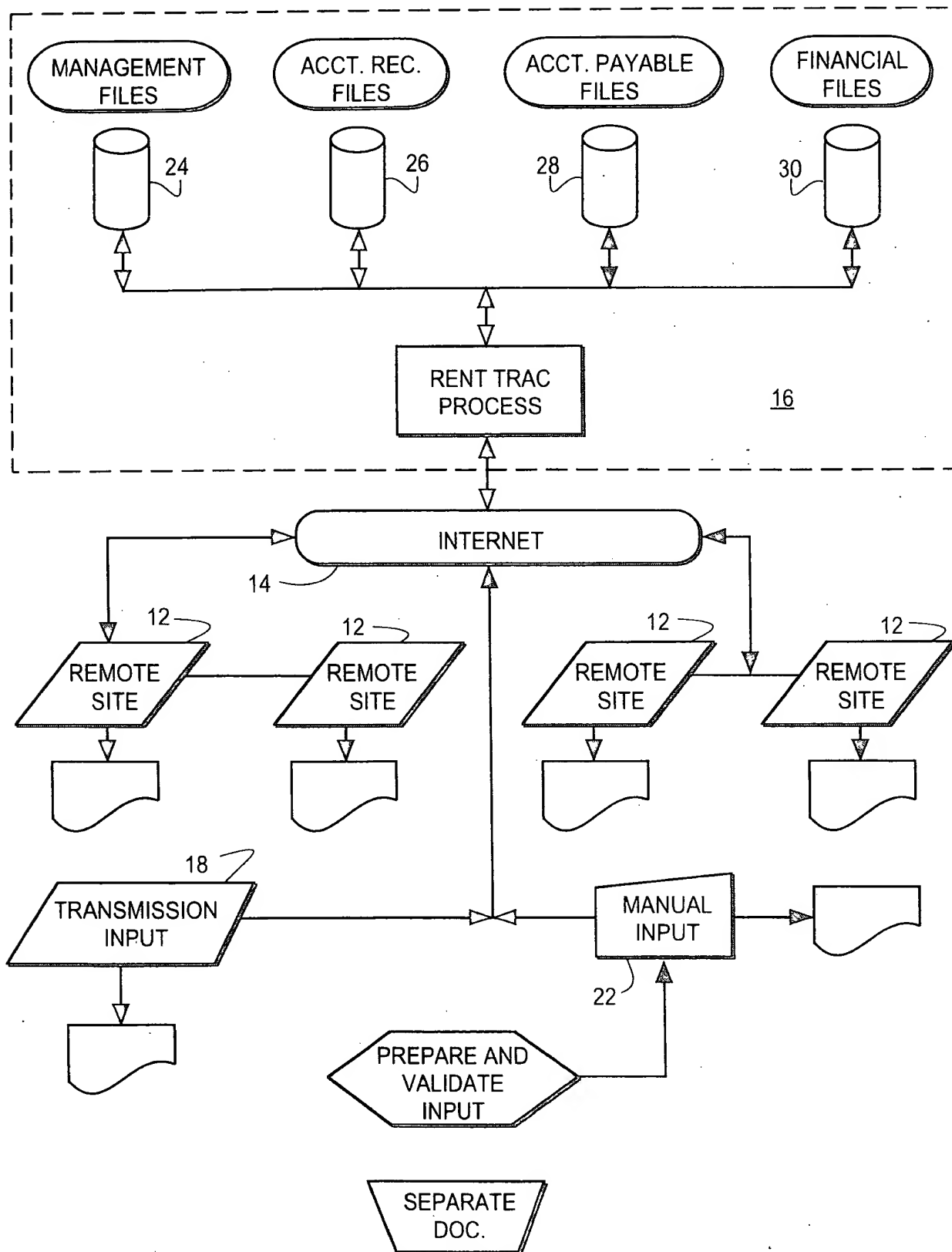
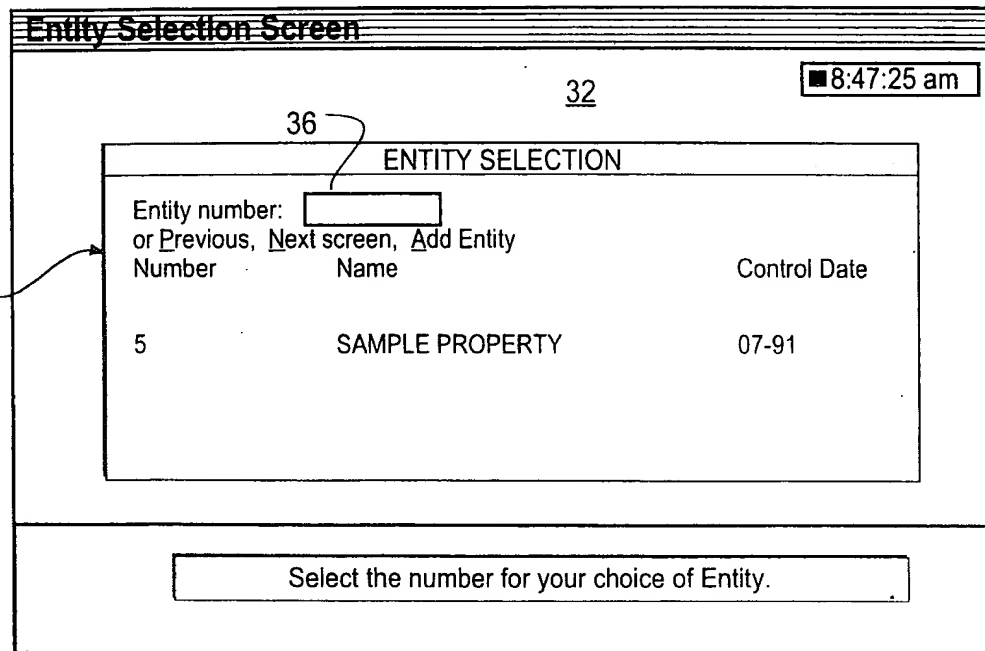


FIG. 2

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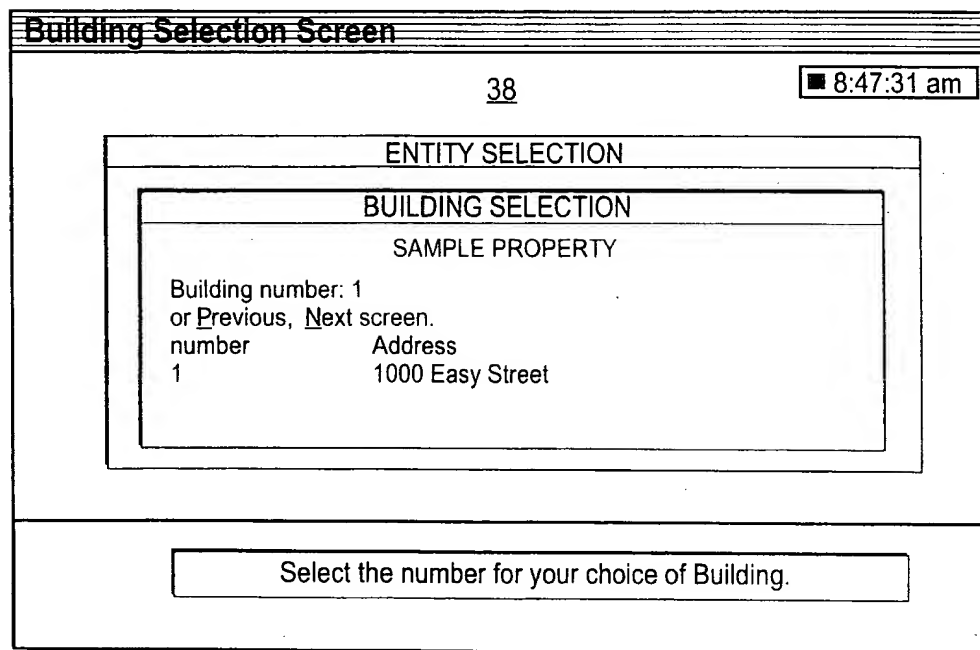
FIG. 3



The Entity Selection Screen (FIG. 3) is a graphical user interface window. At the top, it has a title bar labeled "Entity Selection Screen". Below the title bar, the screen number "32" is displayed in the center, and a digital clock showing "8:47:25 am" is in the top right corner. The main content area contains a sub-window titled "ENTITY SELECTION" (labeled 36). Inside this sub-window, there is a text input field for "Entity number:" (labeled 34) and a set of navigation instructions: "or Previous, Next screen, Add Entity". Below these instructions is a table with three columns: "Number", "Name", and "Control Date". The table contains one row of data: "5", "SAMPLE PROPERTY", and "07-91". At the bottom of the screen, there is a rectangular button with the text "Select the number for your choice of Entity."

Number	Name	Control Date
5	SAMPLE PROPERTY	07-91

FIG. 4

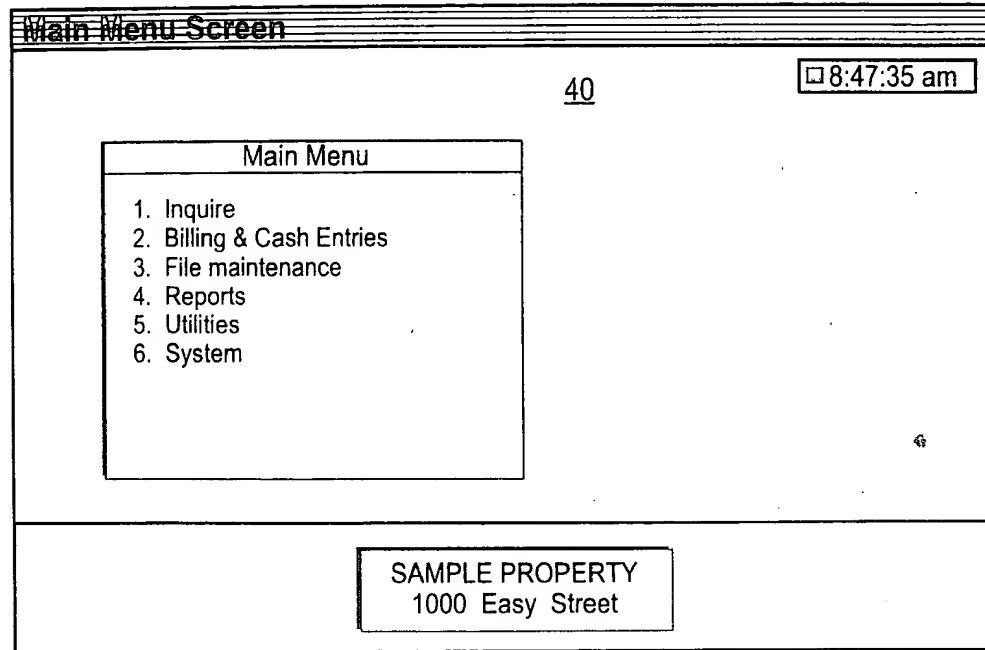


The Building Selection Screen (FIG. 4) is a graphical user interface window. At the top, it has a title bar labeled "Building Selection Screen". Below the title bar, the screen number "38" is displayed in the center, and a digital clock showing "8:47:31 am" is in the top right corner. The main content area contains a sub-window titled "ENTITY SELECTION". Inside this sub-window, there is another sub-window titled "BUILDING SELECTION". Within the "BUILDING SELECTION" sub-window, there is a text input field for "Building number: 1" and a set of navigation instructions: "or Previous, Next screen.". Below these instructions is a table with two columns: "number" and "Address". The table contains one row of data: "1" and "1000 Easy Street". At the bottom of the screen, there is a rectangular button with the text "Select the number for your choice of Building."

number	Address
1	1000 Easy Street

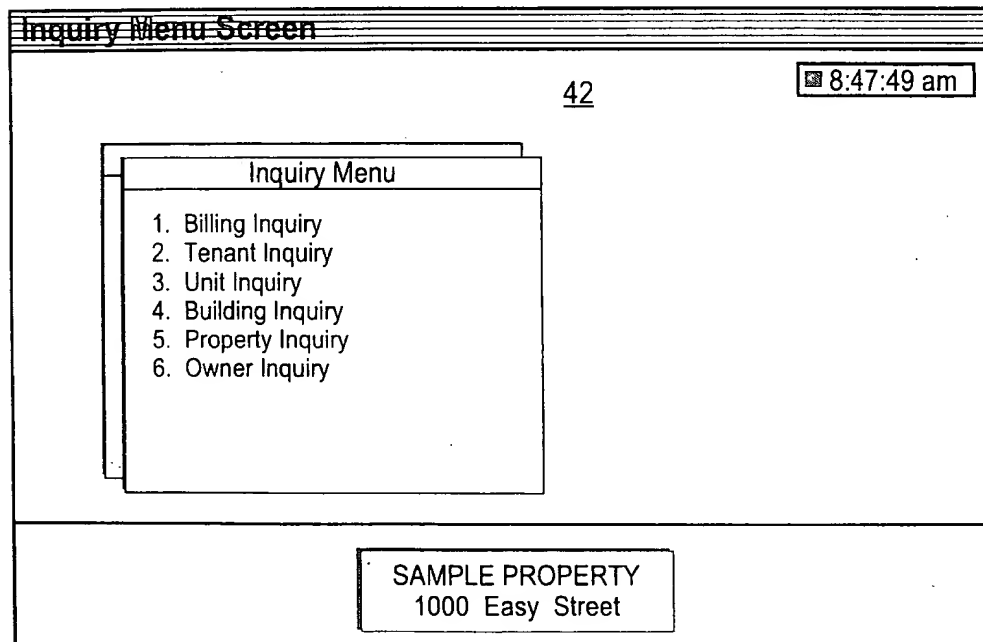
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FIG. 5



The screenshot shows a window titled "Main Menu Screen". In the top right corner, there is a clock icon and the time "8:47:35 am". In the top center, the number "40" is displayed. The main area contains a box titled "Main Menu" with a list of options: "1. Inquire", "2. Billing & Cash Entries", "3. File maintenance", "4. Reports", "5. Utilities", and "6. System". At the bottom of the window, there is a box containing the text "SAMPLE PROPERTY" and "1000 Easy Street".

FIG. 6



The screenshot shows a window titled "Inquiry Menu Screen". In the top right corner, there is a clock icon and the time "8:47:49 am". In the top center, the number "42" is displayed. The main area contains a box titled "Inquiry Menu" with a list of options: "1. Billing Inquiry", "2. Tenant Inquiry", "3. Unit Inquiry", "4. Building Inquiry", "5. Property Inquiry", and "6. Owner Inquiry". At the bottom of the window, there is a box containing the text "SAMPLE PROPERTY" and "1000 Easy Street".

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FIG. 7

Billing & Cash Entries Menu Screen

44

8:47:46 am

Billing Menu

1. Billing Entries
2. Cash Entries
3. Daily Cash Report
4. Billing Code Maint.

SAMPLE PROPERTY
1000 Easy Street

FIG. 8

File Maintenance Screen

46

8:47:49 am

Setup Menu

1. Tenant Maint.
2. Unit Maint.
3. Building Maint.
4. Property Maint.
5. Owner Maint.

SAMPLE PROPERTY
1000 Easy Street

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FIG. 9

Reports Menu Screen

8:47:51 am

48

Reports Menu

1. Lease Analysis/Expir.
2. Unit Management Report
3. Rent Report
4. Cash Rpt. Mo-to-Date
5. Outstanding Balance
6. Final Register
7. Vacancy Report
8. Notices

SAMPLE PROPERTY
1000 Easy Street

FIG. 10

Utilities Menu Screen

8:47:57 am

50

Utility Menu

1. Close the Books
2. Daily Maintenance
3. Set System Data
4. Password Maintenance
5. Printer Setup

SAMPLE PROPERTY
1000 Easy Street

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FIG. 11

System Menu Screen

52

8:48:01 am

Main Menu

- Quit to System
- User Support
- System Information

SAMPLE PROPERTY
1000 Easy Street

FIG. 12

Billing Inquiry Detail Screen

54

8:48:44 am

CP 07-91

SAMPLE PROPERTY
DETAILED BILLING INFORMATION

code	amount	credit#	start	end	control	comments	amt received
1. RNT	350.00		06/91	06/92	07-91	RENTAL	0.00
2. SAD	100.00		07-91	07-91	07-91	SECURITY DUE	100.00
3. APP	10.00		07-91	07-91	07-91	APPLICATION	0.00
4. PK	25.00		07-91	07-91	07-91	PARKING	0.00
5. DAM	10.00		07-91	07-91	07-91	UNIT DAMAGE	0.00

56 58 60 62 64 66 68 70

Press Previous, Next, or ENTER to continue.

total due 485.00 total received 100.00 balance due 385.00

unit no. 101 -1 RALPH ANDERSON

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FIG. 13

Resident Inquiry Screen

SAMPLE PROPERTY RESIDENT SCREEN 8:48:59 am

unit no. <u>74</u>	move in date <u>76</u>	renewal start <u>98</u>
type <u>92</u>	lease start <u>78</u>	renewal end <u>100</u>
cert. date <u>94</u>	lease end <u>80</u>	
hud <u>96</u>	move out date <u>90</u>	

name <u>102</u>	phone #	name <u>104</u>	phone #
ss#		ss#	
employer		employer	
occupation		occupation	

emergency contact	phone #
-------------------	---------

adults	children	pool pass	pets	auto	lic. no.
--------	----------	-----------	------	------	----------

name	<u>106</u>
attn	
address	
city	
st	zip

72

FIG. 14

Unit Inquiry Screen

RENTAL TRACKER UNIT SCREEN 8:49:02 am

SAMPLE PROPERTY

Unit No. <u>110</u>	Type <u>112</u>	Cert <u>114</u>	Date <u>116</u>	Avail <u>118</u>
---------------------	-----------------	-----------------	-----------------	------------------

Addr	<u>120</u>
City	
St.	
Zip	

Act. rent. <u>122</u>	Class <u>130</u>	Decorated <u>132</u>	Sq. Footage <u>140</u>
Mkt. rent. <u>124</u>	Rooms <u>134</u>	Carpet in <u>134</u>	Percentage <u>142</u>
Cont. rent. <u>126</u>	Bdrms <u>136</u>	Cleaned <u>136</u>	Revenue ytd <u>144</u>
Sec. dep. <u>128</u>	Baths <u>138</u>	Color <u>138</u>	G/L acct. <u>146</u>

Appliance <u>148</u>	Purchase Date	Warr. Date	I.D. no.	3mo.	1yr.
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108

FIG. 15

150

FIG. 16

164

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FIG. 17

Owner Inquiry Screen (with sample data)

RENTAL TRACKER		OWNER SCREEN		8:49:27am
PROPERTY - no. 5	182	184	TITLE HOLDER	
control date 07-91			name	
name SAMPLE PROPERTY		186	MORTGAGE	
addr 1000 Easy Street			#1	
city Dallas			#2	
st TX zip 75246				
OWNER/INVESTOR	188			
name		name		
ss# -- 100.00 %		ss# -- 0.00 %		
addr		addr		
city		city		
st zip		st zip		
name		name		
ss# -- 0.00 %		ss# -- 0.00 %		
addr		addr		
city		city		
st zip		st zip		
Press <u>ENTER</u> to return to menu.				
180				

FIG. 18

Detail Billing Inquiry Screen (with sample data)

CP 07-91		SAMPLE PROPERTY		DETAILED BILLING INFORMATION		8:49:37am	
code	amount	credit#	start	end	control	comments	amt received
1. RNT	350.00		06/91	06/92	07-91	RENTAL	0.00
2. SAD	100.00		07-91	07-91	07-91	SECURITY DUE	100.00
3. APP	10.00		07-91	07-91	07-91	APPLICATION	0.00
4. PK	25.00		07-91	07-91	07-91	PARKING	0.00
5. DAM	10.00		07-91	07-91	07-91	UNIT DAMAGE	0.00
							194
Press <u>Previous</u> , <u>Next</u> , or <u>ENTER</u> to continue.							
total due 485.00		total received 100.00		balance due 385.00			
unit no. 101 -1 RALPH ANDERSON							
View		Add		Delete		Quit	
192	194	196	198	190			

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FIG. 19

Cash Entry Screen 1

**SAMPLE PROPERTY
CASH TRANSACTION SCREEN**

8:50:09am
CP 07-91

Batch Number	450	Tape Total	1000.000
Transaction Date	12/05/98	Actual Total	
		Balance	

code	start	end	charge	received	credits	balance	amt applied
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
202	204	206	208	210	212	214	216

IS THE AMOUNT CORRECT ? Y

218

unit no. 1	-101	-1	RALPH ANDERSON	reference # 1234
amount received	500.00	amount applied	Unapplied	

200

FIG. 20

Cash Entry Screen 2

**SAMPLE PROPERTY
CASH TRANSACTION SCREEN**

8:50:12am
CP 07-91

Batch Number	450	Tape Total	1000.000
Transaction Date	12/05/98	Actual Total	500.00
		Balance	500.00

code	start	end	charge	received	credits	balance	amt applied
1. RN	06/91	06/92	350.00	0.00	0.00	350.00	0.00
2. SAD	07-91	07-91	100.00	100.00	0.00	0.00	0.00
3. APP	07-91	07-91	10.00	0.00	0.00	10.00	0.00
4. PK	07-91	07-91	25.00	0.00	0.00	25.00	0.00
5. DAM	07-91	07-91	10.00	0.00	0.00	10.00	0.00

228

Press Previous, Next, or ENTER to continue.

unit no. 1	-101	-1	RALPH ANDERSON	reference # 1234
amount received	500.00	amount applied	0.00	Unapplied 500.00

220 222 224 226

12/12

FIG. 21

Cash Entry Screen 3

8:50:33 am

SAMPLE PROPERTY
CASH TRANSACTION SCREEN
CP 07-91

Batch Number	450	Tape Total	1000.000
Transaction Date	12/05/98	Actual Total	500.00
		Balance	500.00

code	start	end	charge	received	credits	balance	amt applied
1. RN	06/91	06/92	350.00	0.00	0.00	350.00	0.00
2. SAD	07-91	07-91	100.00	100.00	0.00	0.00	0.00
3. APP	07-91	07-91	10.00	0.00	0.00	10.00	0.00
4. PK	07-91	07-91	25.00	0.00	0.00	25.00	0.00
5. DAM	07-91	07-91	10.00	0.00	0.00	10.00	0.00

Quit

Bal due 0.00

unit no. 1 -101 -1 RALPH ANDERSON reference # 1234

amount received 500.00 amount applied 385.00 Unapplied 115.00

230

FIG. 22

Billing Code Maint. Screen

8:52:41 am

Editing Keys

^W - Save Changes
^N - Add a New Code
^T - mark to Delete
^Q/Esc - Exit with
no changes

Billing Code Maintenance Utility		
Code	Account #	Description
ACT	1007	ACCT. TRANSFER
ADJ	1004	ADJUST BALANCE
APP	1001	APPLICATION
DAM	1200	UNIT DAMAGE
INT	1050	INTEREST
LC		LATE CHARGE
LF	5900	LATE FEES
LO		LOCK-OUT
MF	1088	MANAGER FEE
MGF	1008	MGMT. FEES
MI		MISC.
MIB	1003	MOVE IN BONUS
NSF	1004	NSF CHECK
PET	1007	PET DEPOSIT

234

236 238 240